

Dear CBCC

First of all, thank you so much for all you do to keep us aware and informed of all the happenings in our special little community. You folks do a fantastic job on all the little things that make everyone's lives better. You are also doing a very nice job informing us of this very significant, and unwelcome, potential change to our end of the island. My wife and I will not be able to be at the 20 August meeting but we want to share some thoughts on our views of the proposed marina.

My name is Dave Lach. I have been coming to St John since our middle child (Steve) visited the island with a friend after graduating high school. His friend's family had a home on Seagrape Hill. They had been on St John for 20+ years. Steve flew in on an afternoon flight to STT, took the taxi and Red Hook ferry, and arrived at his friend's home in the evening. When Steve woke up the first morning to the blue and green waters, the white sands, the breezes and the palm trees, he had no idea where he was – but he knew he was in paradise. He convinced our family to visit St John on vacation in 2004. We visited every year since and in the last few years, we were fortunate enough to buy a home in Coral Bay.

So we all know that Coral Bay and St John is special – thanks largely in part to the Rockefeller's and their generosity, but more importantly to the natural beauty of the relatively untouched landscape and environment. There are only a few places in the world as beautiful as St John – and we are lucky to have it. It must be protected and preserved. It can be enjoyed by tourists but it must be enjoyed on an appropriate scale. St John, and specifically Coral Bay is a beautiful, but very sensitive environment. Anyone who thinks we can add a 145 slip marina to Coral Bay protruding over 500 feet from the shoreline, and all the traffic associated with that, while still maintaining the natural beauty, particularly the beauty of the waters and the surrounding hillside community, is selfishly delusional. It is just not possible, regardless of the level of alleged monitoring and controls.

I have read various writings from the Summer's Edge and Barksdale. From what I can tell, it is all part of investors scheme to benefit the Summer's Edge group. If they listen to any of the people from Coral Bay, they will realize that, whatever they propose, and however they sell the "wonderful benefits" (?) to Coral Bay, it is generally "too much" and not welcome. We don't want 145 slips. We don't want over half of our bay engulfed by manmade pilings and moorings. We don't want more visitors to the quiet side of the island.

We are strongly opposed to their proposals and the fact that the SEG believes they can somehow control (or improve) the impact of a marina to the Coral Bay environment. Think about the busiest bays on St John. Have their coral and ocean life been preserved? Does anyone think that the coral and reef life at Trunk Bay, for instance, has benefited from all the cruise ship visitors that come to STJ from St Thomas? I think it's terrific that the Park put in an underwater snorkel trail. What a

nice idea! But so many people (daytrippers) come to that beach and “use” that trail, that there is virtually no healthy coral remaining.

We are not interested in creating an environment in Coral Bay that caters to “day-trippers” or “large yachts”. Coral Bay is one of the most special and laidback areas in the Caribbean. None of the residents are asking for it to “please get more busy” with more people. The impact to the water, the water’s edge, the upland areas, and current residents will be more significant than described. (And if for any reason, the marina doesn’t work, what obligation will SEG have to restore Coral Bay to its former state – not that this could be done).

What money is being put into escrow to ensure there is sufficient funds available or a major accident or spill; to reconstruct docks if a serious storm hits; or to maintain the facilities long term if the SEG moves on to some other project? maybe the Megayacht project?

I am also concerned with the “tone” of the Summer’s End group in their defense of their plan. They talk about how problematic the CBCC has been. How “change” is necessary. That things like “dumpsters” create more waste than their 145 slip marina (and 87 moorings) will. Or stress the magnitude of illegal moorings in the bay. The SEG seem to believe they are better suited to “know what’s best for all of us”, rather than accepting that the community is not interested in their plan. They talk about filling a need for “the Local Boating community”.

Frankly, the residents of Coral Bay should not be burdened with whatever the SEG believes the “local boating community” needs. I know the smart people of Coral Bay are not believing all their rhetoric. I trust the St John government, like the residents of Coral Bay, are not buying the tales that SEG are spinning.

On a related matter, I understand that the Summer’s End group is upset by the concept that someone posted their Megayacht proposal that “is more than two years old”. And I understand that they are proposing something different now. BUT HOW CAN THE RESIDENTS OF CORAL BAY NOT BE IMPACTED AND AWARE OF THE IRRESPONSIBILITY OF SUCH A PROPOSAL. When I saw that proposal, which the same two SEG principals prepared, I first chuckled at many of the slides, but then got increasingly upset. The proposal may have been appropriate for Dubai or Saudi Arabia, but was clearly out of place for St John and our little Coral Bay. The Salvatore Ferragamo (sp?) models... really? – is that the look of Coral Bay... where were the people with Skinny Legs or Last Resort T-shirts? They were aboard a massive speedboat. Is that what we want in Coral Bay, Hurricane Hole, and the surrounding areas. The expanse of the buildings in the illustrations, not only in Coral Bay, but way out to Johnson Bay was beyond ridiculous. It was like a cartoon. Could anyone from Coral Bay possibly envision such a plan? Someone in NYC or Wall Street who never visited our small town, may have said “great idea”. (The SEG in one of their posts admitted, “they could have taken Wall Street’s money with their proposal” ... is that the attitude we want from our planners?) I am not a developer,

but I am an engineer and project manager for large, and responsible company. The Capex estimates for their plan were completely underestimated and again, irresponsible. The costs to do what was pictured and described in that document were grossly understated. Not that I care what they estimate, but the fact that would be so deceptive is a testimony to the type of thought and precision that has gone into their past proposals. And even if their current proposal is “more realistic than the Megayacht proposal”, are they precise enough and realistic enough to actually succeed in a geography that doesn’t want them here in the first place ?

Best of luck to Coral Bay on August 20th. I hope we can fend off a developers intent to change what we have all enjoyed for years. I hope we can have Coral Bay retain its wonderful personality as a beautiful, and quiet part of a beautiful island.

Any questions, please feel free to contact me.

Dave Lach